

Georgia Department of Community Affairs
State Planning Recommendations

IMPLEMENTATION MEASURES

Now that you have developed your vision and identified desirable development patterns, how do you translate that into action? Implementation! It's the critical step necessary to make planning tangible. These inventories, programs and regulations are best management practices that can address the community's issues and opportunities and help achieve the goals of the community vision.

Other resources to assist you in implementing your Community Agenda include: the [Character Area Implementation Measures Chart](#) that charts regulations according to their applicability to character areas; the [Best Practices Toolkit](#) with its details on administrative considerations; [Georgia's Best Examples](#); and the [State Planning Recommendations Bibliography](#).

Economic Development		
TYPE	MEASURE	DESCRIPTION
<i>Inventory</i>	Analyzing Existing Industry in the Local Economy	Analyzing local economy composition and industry contribution, to find whether the community depends on a few industries, how local businesses are performing, what opportunities exist for the local economy, and other information.
<i>Inventory</i>	Choosing Businesses to Recruit and Support	Process for identifying businesses that best suit the community. This requires gaining knowledge about local assets and capabilities, as well as the desires of the community.
<i>Inventory</i>	Evaluating Business Formation in Your Community	Analysis of rate and causes of growth/decline in local businesses.
<i>Inventory</i>	Examining Regional, State, and National Industry Performance	Identifies industries most likely to be growing in local economy, by learning more about local, regional and national economic trends.
<i>Inventory</i>	Gathering Community Opinions on Economic Development	Input on types of businesses stakeholders support and want in the community.
<i>Inventory</i>	Identifying Workforce Training Resources	Finding training opportunities to match the need of the local workforce. These may be from formal educational programs, private providers, specialized workforce training (such as from a department of labor), or

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		other sources.
<i>Inventory</i>	Labor Market Information (LMI) Analysis	Identifying industry sectors best suited to a community's available workforce.
<i>Inventory</i>	Surveying the Local Workforce	Gathering information on the composition, worker satisfaction, commuting patterns, etc., of the local labor force.
<i>Inventory</i>	Tracking Business Needs	Collecting information on local economic conditions and local business needs.
<i>Program</i>	Agricultural Marketing	Assisting local farmers in selling their products. This can include agri-tourism, farmers' markets, and similar activities.
<i>Program</i>	Brownfield Site Remediation	Clean-up of contaminated properties, which may involve removal, containment or on-site treatment. Remediation can be started by private property owners or by local governments.
<i>Program</i>	Business Incubator	A shared facility to encourage new business formation by reducing start-up costs.
<i>Program</i>	Capital Availability for Business Formation	Strategies for addressing capital needs for new businesses.
<i>Program</i>	Controlling Big Box Development	Zoning/regulation information to manage, limit and plan for large commercial "big box" development.
<i>Program</i>	Core Economic Development Sales Team	A team of citizens that markets the assets and advantages your community can offer to businesses who locate there.
<i>Program</i>	Existing Industry Program	Addressing needs and problems of existing businesses to improve local environment for business retention and expansion.
<i>Program</i>	Federal Programs Supporting Economic Development	Sources of federal technical and financial assistance for economic development.
<i>Program</i>	Financing Brownfield Redevelopment	Financing options for steps in the clean-up and redevelopment process. Includes innovative programs, such as grants, revolving or reduced interest loan funds, and tax incentives.
<i>Program</i>	Georgia Programs Supporting Economic Development	Georgia technical and financial assistance, research, professional development services, etc., for communities and economic development organizations.
<i>Program</i>	Land Bank	Public authority created to acquire, manage, and redevelop tax-foreclosed properties, with long-term interest of community and surrounding property owners in mind. Gives community opportunity to decide fate of

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		tax-foreclosed property and stop spread of slum and blight.
<i>Program</i>	Matching Labor Needs and Training Resources	Matching the training needs of local workforce with available resources.
<i>Program</i>	Matching Labor Needs with Workforce Availability	Recruiting new businesses by identifying and marketing existing labor force qualifications.
<i>Program</i>	Niche Marketing	Marketing the community as a regional center for a particular purpose or attraction, such as commercial activity, tourism, education, medical services, arts, recreation, etc.
<i>Program</i>	Regional Economic Assistance Projects (REAP)	Georgia public-private financing mechanism for large-scale tourism-related projects that create jobs and enhance the local tax base.
<i>Program</i>	Strategies for Re-Use of Greyfields	Re-using sites such as abandoned shopping centers for transit-oriented, mixed-use development.
<i>Program</i>	Urban Redevelopment/Downtown Development (DCA Model Code 5-5)	Using Georgia's legal redevelopment tools to revitalize central business districts.
<i>Regulation</i>	Business Improvement District (BID)	A BID is similar to a community improvement district (see that recommendation).
<i>Regulation</i>	Community Improvement District (CID)	Self-taxing entity formed by property owners, businesses, institutions and/or citizens, within a specific geographic area. A CID can be formed to provide additional services, to make the area safer and more attractive, or for various other purposes. A CID is essentially the Georgia version of a business improvement district (BID).
<i>Regulation</i>	Enterprise Zones	Offers incentives such as tax exemptions or fee abatements to private businesses to reinvest and rehabilitate underdeveloped or declining areas.
<i>Regulation</i>	Home Business Use Regulations (DCA Model Code 3-3)	Protection of residential neighborhoods from inappropriate or disruptive home businesses.
<i>Regulation</i>	Opportunity Zones	Georgia tax credit program targeting smaller "less developed areas" with a high incidence of poverty within Enterprise Zones or areas with an Urban Redevelopment Plan.
<i>Regulation</i>	Rehabilitation Codes	Building codes with standards more appropriate to the rehabilitation of older buildings, encouraging reinvestment in blighted areas.
<i>Regulation</i>	Targeted Corridor Redevelopment	Using public incentives or urban redevelopment powers to encourage revitalization of problem properties, such as declining shopping centers or abandoned "big box" stores, along a commercial strip corridor.

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<i>Regulation</i>	Tax Allocation District (TAD)	Establishing a redevelopment district (area with vacant commercial or residential properties, blighted conditions, and/or need for environmental remediation) to provide public financing for redevelopment activities through the pledge of future incremental increase in property taxes generated by the resulting new development.
Natural and Cultural Resources		
TYPE	MEASURE	DESCRIPTION
<i>Inventory</i>	Archaeological Sites Survey	Collection and recording of information about archaeological sites.
<i>Inventory</i>	Environmental Impact Review (DCA Model Code 6-5)	An ordinance requiring analysis of environmental effects of proposed developments that may suggest mitigation measures.
<i>Inventory</i>	Environmental Site Assessments	Three-phase process to identify potential brownfield sites in a community. Involves (1) developing an inventory of potential brownfields, (2) conducting site assessments, and (3) cleanup of contaminated properties.
<i>Inventory</i>	Georgia Historic Resource Survey	Collection and recording of information about extant historic buildings, including architectural descriptions, age, history, setting and location in the community.
<i>Inventory</i>	Major State Land Use Permits and Environmental Laws (DCA Model Code 2-4)	Ordinance providing for land uses and activities that require state permits (such as landfills, surface mines, groundwater and surface water withdrawals, etc.) to provide a copy of the permit to the local government. This provides information to local constituencies who may be concerned about compliance with a particular development.
<i>Inventory</i>	Reference to Major State Land Use Permits and Environmental Laws (DCA Model Code 2-4)	Ensures that the local government has a record of the state permit which provides information to local constituencies who may be concerned about compliance with a particular development.
<i>Inventory</i>	Resource Inventory	Comprehensive mapping of the community's environmentally sensitive areas in order to create strategy for protection and preservation.
<i>Program</i>	Address Total Maximum Daily Loads (TMDLs)	A Georgia EPD program identifying waterways in Georgia that do not meet water quality standards and providing ways to address non-point source pollution (i.e., runoff from agriculture, logging, lawns, roads, parking lots, and construction sites).

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<i>Program</i>	Alternative Fuel Vehicles in Public Transit Fleets	Alternative fuel engines for transit applications can offer progressively lower emission levels.
<i>Program</i>	Certified Local Government Program: Preservation through Local Planning	Georgia Historic Preservation Division program offering certification to local governments that protect historic resources with a historic preservation ordinance and preservation commission. Certification carries eligibility for federal historic preservation grant funds, opportunities for technical assistance, and improved communication and coordination among local, state, and federal preservation activities.
<i>Program</i>	Conservation Easements	A mechanism for protection of natural resources or open space that involves donation of private property development rights in exchange for income tax, property or estate tax benefits. A conservation easement is a legally binding agreement between a property owner and a governmental body or a land trust that restricts the type and amount of development and use that may take place on the property.
<i>Program</i>	Environmental Court	A court dedicated solely to problems related to housing, community health, solid waste, fire, building and zoning violations, resulting in stricter adherence to environmental laws, which improves the quality of life for communities.
<i>Program</i>	Farmland Protection	Strategies for keeping productive farmland in agricultural uses.
<i>Program</i>	Georgia Register of Historic Places Nomination	State's official listing of historic buildings, structures, sites, objects, and districts worthy of preservation. Designation offers eligibility for incentives for preservation and rehabilitation.
<i>Program</i>	Heat Island Mitigation	Reducing heat in developed areas by planting shade trees, preserving open space, using cool roofing and porous paving materials.
<i>Program</i>	Land Acquisition	"Fee simple" purchase of land in order to permanently protect natural resources, open space or farmland.
<i>Program</i>	Land Trust	Non-profit land trusts, working with communities, can help save valued areas (generally environmental resources) through voluntary land conservation.
<i>Program</i>	Landscaping Guidelines/Ordinance	May include requirements for protection of existing trees, planting of trees that will create a certain amount of shade over time, establishment of landscaped strips as buffers between developments, etc. Benefits include creation of safe shaded areas for pedestrians and bicyclists, preservation and restoration of natural scenic qualities, mitigation of building and

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		parking lot impact, and addition of aesthetic character.
<i>Program</i>	Low Impact Development (LID)	Using various land planning and design practices and technologies to conserve and protect natural resource systems and reduce infrastructure costs.
<i>Program</i>	National Register of Historic Places Nomination	National official list of cultural resources considered worthy of preservation, including districts, sites, buildings, structures, and objects that are significant in American history, architecture, archeology, engineering, and culture. Designation offers eligibility for preservation benefits and incentives, such as federal tax benefits and federal funding when available.
<i>Program</i>	Pocket Parks	Small open spaces throughout a community that may be publicly owned or owned and managed by nearby residents and property owners. They provide free, open access to greenspace in urban areas and contribute to protection of wildlife and landscape. They may feature the work of local artists, provide small-scale play equipment or simply provide a welcome resting place for pedestrians.
<i>Program</i>	Precycling Programs	Precycling is the prevention of waste while shopping, such as choosing products with less packaging or environmentally-friendly packaging, buying in bulk, and reusing shopping bags.
<i>Program</i>	Promoting Environmentally-Sensitive Site Design	Designing development to protect environmentally sensitive areas and prevent mass grading and clear cutting.
<i>Program</i>	Purchase of Development Rights	Purchase of private development rights, by a qualified conservation organization or government agency, to protect properties from development and preserve open space.
<i>Program</i>	Scenic Byway Nomination Georgia's Scenic Byways	Nominating and designating certain roads for recognition and preservation of their unique or significant intrinsic scenic, natural, archeological, historic or cultural qualities. State and national programs are linked.
<i>Program</i>	Sustainable/Green Design for Development	Creating environmentally-sound and resource-efficient buildings by using an integrated approach to design: promoting resource conservation, energy efficiency, renewable energy, and water conservation features; reducing operation and maintenance costs; and addressing issues such as historic preservation, access to public transportation and other community infrastructure systems.

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<i>Program</i>	Water Resource Management	Managing and protecting water supply, watersheds and coastal areas; providing safe drinking water and wastewater treatment services.
<i>Regulation</i>	Agricultural Buffers (DCA Model Code 4-3)	Requiring new non-agricultural development adjacent to designated agricultural land to provide an agricultural buffer to minimize future potential conflicts between them.
<i>Regulation</i>	Agricultural Land Use Regulations (DCA Model Code 4-1)	Encouraging preservation of agricultural operations and reducing conflicts between agricultural and non-agricultural land uses.
<i>Regulation</i>	Agricultural Use Notice and Waiver (DCA Model Code 4-2)	Requiring new non-agricultural land uses abutting or within 1000 feet of agricultural land uses to sign a waiver against future nuisance complaints about agricultural operations and their noise, odor or other effects.
<i>Regulation</i>	Agricultural Zoning	Establishing zoning districts with very large minimum lot size requirements appropriate for agricultural uses in order to protect farmland and rural character and limit development of urban uses.
<i>Regulation</i>	Animal Feeding Operations Management (DCA Model Code 4-6)	Protects farming rights while fostering land use compatibility.
<i>Regulation</i>	Conservation Subdivision Ordinance	Residential or mixed use developments with a significant portion of site set aside as undivided, protected open space while dwelling units or other uses are clustered on remaining portion of site.
<i>Regulation</i>	Environmental Planning Criteria	Establish local protection for such as water supply watersheds, groundwater recharge areas, wetlands, and certain protected mountains and rivers in accordance with Georgia DNR Rules
<i>Regulation</i>	Environmental Regulations (DCA Model Code 2-1)	DCA Model Code module, designed to be consistent with the Georgia Department of Natural Resources' Rules for Environmental Planning Criteria.
<i>Regulation</i>	Hillside Development Standards (DCA Model Code 2-7)	Standards for reasonable hillside use that complement natural and visual character of the community. Prevents development that will cause erosion, sedimentation, severe tree cutting or scarring.
<i>Regulation</i>	Historic Preservation (DCA Model Code 5-4)	DCA Model Code module for protecting places, districts, sites, buildings and structures having historic or cultural or aesthetic value.
<i>Regulation</i>	Historic Preservation Ordinance	Georgia Historic Preservation Division's model ordinance requiring protection of locally designated historic properties and districts.
<i>Regulation</i>	Historic Resources Design Standards	Georgia Historic Preservation Divisions' model design standards for infill and material changes to historic properties or districts to maintain historic integrity and significance.

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<i>Regulation</i>	Landscaping and Buffer Requirements (DCA Model Code 3-9)	Requiring planting areas to mask unattractive land uses, provide visual and sound barriers between incompatible adjacent uses, protect water and the environmental quality of rivers and streams.
<i>Regulation</i>	Lot Size Averaging	A flexible alternative to traditional minimum lot size standards that applies an “average” lot size standard for all lots within a development.
<i>Regulation</i>	Maximum Impervious Surface Coverage	Requiring that impervious surfaces not exceed a maximum percentage, calculated on the basis of the lot size. Important in water supply watersheds and other environmentally sensitive areas.
<i>Regulation</i>	Riparian Buffers	Requiring strips of land along banks of streams and rivers to be set aside from development to protect water quality.
<i>Regulation</i>	Stormwater Management Ordinance	Mitigating the impact of urban development on watersheds, aquatic habitat, stream flow and geometry, and water quality.
Facilities and Services		
TYPE	MEASURE	DESCRIPTION
<i>Inventory</i>	Analyze Financial Impacts of Growth	Using the financial and fiscal impacts of development patterns on the local economy and on local budgets to help determine types of development patterns desired and needed.
<i>Program</i>	Adequate Public Facilities Standards	Controlling the timing and location of new development by coordinating development permits with availability of public facilities to serve the development.
<i>Program</i>	Appropriate School Siting	Locating schools in neighborhoods in order to allow children to walk to school, reduce transportation costs, serve existing neighborhoods, and use existing infrastructure.
<i>Program</i>	Capital Improvement Programs	Long-term program for developing or improving public facilities (roads, water/sewer systems, sidewalks, recreational facilities, etc.) that brings predictability to the location and extent of future public facility expansions. (Also see capital improvements element.)
<i>Program</i>	Financing Infrastructure Improvements	Evaluating various financing methods for creating new infrastructure.
<i>Program</i>	Fix It First Policy	Making maintenance and reinvestment in existing infrastructure a priority

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		over expansion, growth, and new purchase.
<i>Program</i>	Level of Service Standards	A rating system used to determine a facility's ability to provide adequate capacity and service.
<i>Program</i>	Orderly Expansion of Water and Sewer Services	Effectively managing growth and governmental expenditures through planned, phased expansion of infrastructure guided by community vision.
<i>Program</i>	Septic System Monitoring	Educating property owners and enforcing minimum requirements for monitoring and maintenance of existing septic systems.
<i>Program</i>	Special Purpose Local Option Sales Tax (SPLOST)	Voter-approved sales tax levied by any county for the purpose of funding the building and maintenance of parks, schools, roads, and other public facilities.
<i>Program</i>	Strategic Location of Public Facilities	Being intentional in locating public facilities to ensure that these facilities contribute to achieving the community's desired development patterns.
<i>Program</i>	Urban Service Areas	Specifying areas where local governments will (and will not) provide future urban services, such as water supply or sewage treatment. This encourages higher density infill development within the urban service areas, while protecting the rural character of places outside the boundary.
<i>Program</i>	Utility Relocation	Relocating overhead utilities out of view either below ground or at the rear of lots, to improve the overall aesthetic appearance.
<i>Regulation</i>	Septic Area Development Regulations	Regulating to control the overall density of development that uses septic systems.
<i>Regulation</i>	Septic System Installation Requirements	Mandating minimum specifications for septic system installation and procedures for choosing best location of system.
Housing		
TYPE	MEASURE	DESCRIPTION
<i>Inventory</i>	Housing Assessment/Inventory	An in-depth study of existing housing availability, condition and status in a locality, providing important information about communities' housing needs and the health of the housing market.
<i>Inventory</i>	Housing for Low to Moderate-Income Households and Special Needs Populations	Affordable housing to meet the needs of persons with disabilities; quality, affordable rental units for large families (rental units with 3 or 4 bedrooms); affordable rental housing to serve the elderly population; or

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		new single family units for moderate-income, first-time homebuyers.
<i>Inventory</i>	Reducing Regulatory Barriers to Affordable Housing	Revising local development regulations to make it easier to develop affordable housing.
<i>Program</i>	Board-Up Program	Code enforcement policy to protect open buildings from unlawful entry, stabilizing structures and encouraging rehabilitation as opposed to demolition.
<i>Program</i>	Community Housing Partnership	Create a partnership with the local public housing agency, non-profits and neighborhood organizations, using tools available to agencies, non-profits, and governmental bodies to create safe and affordable housing for people.
<i>Program</i>	Credit Counseling Programs for Housing	Offering potential homebuyers and current homeowners credit counseling programs on topics such as pre-purchase counseling, mortgage default, post-occupancy counseling, and loan declinations.
<i>Program</i>	Georgia Initiative for Community Housing	DCA-sponsored three-year program of facilitated retreats and technical assistance focused on helping communities create and launch a locally based plan to meet their housing needs.
<i>Program</i>	Higher Development Fees for Larger Lot Sizes	Discouraging low-density developments by imposing higher fees for land-consuming developments.
<i>Program</i>	Homebuyer Education Programs	Individual homebuyer counseling services intended to enable each household to make an informed decision about purchasing a home.
<i>Program</i>	Homebuyer Fair	An event bringing together local builders, real estate professionals, and lenders and potential homebuyers at one time and place.
<i>Program</i>	Mixed-Income Housing	Mixing the middle-class with the poor in affordable developments, and creating viable communities by providing increased maintenance and security, as well as the social services needed to sustain the mix.
<i>Program</i>	Property Tax Exemption Programs to Encourage Multifamily and/or Mixed-Income Developments	Encourage multifamily and mixed-income developments and rehabilitations; increase overall supply of housing; preserve and protect buildings of historic and cultural significance; create workforce housing.
<i>Program</i>	Retrofitting Conventional Suburban Subdivisions	Redeveloping the suburbs to make them more livable and sustainable: providing more connectivity, pedestrian and bicycle accessibility, open space and amenities.
<i>Program</i>	Workforce Housing Masterplan	A plan to provide affordable housing for communities' workforce in order to encourage business growth and community diversity.
<i>Regulation</i>	Accessory Housing Units	Permitting development of accessory housing units (garage apartments,

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		granny flats, or similar secondary housing units located on the same lot with a single family residence) in key neighborhoods as means to bring affordable housing into all neighborhoods of the community.
<i>Regulation</i>	Establish an Urban Redevelopment Area (OCGA 36-61-1)	Using Georgia’s Urban Redevelopment Act to rehabilitate, conserve or redevelop any defined geographical area (urban or rural) that is locally designated as a “slum area.” Such an area may be characterized by deteriorated structures, defective or inadequate street layout, faulty lot layout, unsanitary or unsafe conditions, etc. The Act gives cities and counties the ability to undertake redevelopment efforts financed by tax exempt bonds that do not count towards the local government’s general indebtedness cap.
<i>Regulation</i>	Flexible Subdivision Regulations	Revising subdivision regulations to enable development of more innovative types of subdivisions that better match the character of the community and physical constraints of the development site. Revisions may include adjusting specific physical development standards or encouraging greater use of discretionary site plan review for new subdivisions.
<i>Regulation</i>	Improvements Required for Subdivisions (DCA Model Code 2-3)	Establishing minimum design requirements, standards, and specifications for improvements within subdivisions, including sidewalks, curbs and gutters, and street lighting improvements.
<i>Regulation</i>	Inclusive Land Use Regulations	Requiring developers to include a certain percentage of affordable homes in a market-rate home development.
<i>Regulation</i>	Manufactured Home Compatibility Standards (DCA Model Code 4-4)	Ensuring architectural compatibility of manufactured homes with adjacent single-family residences and according to applicable federal and manufacturer’s requirements.
<i>Regulation</i>	Manufactured Home Park Regulations (DCA Model Code 4-5)	Regulating the appearance, layout, and location of mobile home parks, manufactured home parks, and recreational vehicle and travel trailer parks and campgrounds.
<i>Regulation</i>	Residential Infill Development (DCA Model Code 3-10)	Ensuring that new residential infill development is compatible with its neighborhood.
<i>Regulation</i>	Subdivisions and Land Development (DCA Model Code 2-2)	Provides for the regulation of subdivision plats and land developments. There is probably no other regulation more important than subdivision regulations, because the resulting designs and patterns of land subdivision establish the geography and geometry of the community and

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		in turn influence the entire character of the city or county.
Land Use		
TYPE	MEASURE	DESCRIPTION
<i>Inventory</i>	Analyzing Impacts of Land Use Decisions	Analyzing impacts of community development patterns on economy, natural and cultural resources, facilities and services, housing and transportation.
<i>Inventory</i>	Assessing Impact of Annexation	Annexation provides a method to assure the orderly provision of urban services to densely populated or developed areas located on the fringe of a municipality.
<i>Inventory</i>	Smart Growth Audit	Reviewing growth policies and implementation measures to identify impediments to achieving livable, mixed-use, walkable communities with open space and urban amenities
<i>Program</i>	Adaptive Use	The conversion of a building for new uses, often from a non-housing use to a housing use. For example, a warehouse converted to apartments, a gas station converted to a hair salon, a school building converted to condominiums, etc.
<i>Program</i>	Code Inspection and Enforcement	Adopting codes and consistently enforcing them to ensure safety.
<i>Program</i>	Compact Development	Refers to the practice of developing land in a compact way rather than a sprawling fashion, and configuring buildings on a block or neighborhood scale that makes efficient use of land and resources, and is consistent with neighborhood character and scale.
<i>Program</i>	Creative Design for Higher Density	Encouraging the design of higher density developments to blend with the surrounding neighborhood, perhaps by masking the high-density aspects of the development through landscaping or architectural details. For example, multi-family housing can be designed to appear as a single family residence from the street, or heavy landscaping can be used to hide parts of the development.
<i>Program</i>	Crime Prevention through Environmental Design (CPTED)	A multi-disciplinary approach to reducing crime and increasing perceived safety. CPTED seeks to dissuade people from committing crimes by improving the physical environment. CPTED principles include the design and layout of buildings, streets, accesses and open space areas that

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		promote natural surveillance, access control, territorial reinforcement, sense of ownership, and maintenance.
<i>Program</i>	Density Bonuses	Granting zoning density increases to private developers in exchange for the provision of specific amenities, such as public improvements, setting aside open space, or providing affordable housing.
<i>Program</i>	Design Standards or Guidelines	Community design standards or guidelines can ensure that the physical appearance of new development (or improvements to existing properties) is compatible with the character of a community, is built to a high standard, and has a pleasant appearance. The standards or guidelines provide a basis for local planning and zoning boards to evaluate proposals, and also provide guidance to developers, property owners and businesses.
<i>Program</i>	Downtown Specific Plans (DCA Model Code 5-1)	A study and specific plan for downtown core areas that protect and enhance their unique character.
<i>Program</i>	Effective Development Review	A specified development review board reviews all proposed developments to guide the physical development of the community, while maintaining environmental quality. The board follows the community's vision as expressed in its comprehensive plan and development regulations. Development review and approval can also involve other decision-making bodies, such as the planning commission or the city council.
<i>Program</i>	Infill Development Program	A comprehensive strategy for encouraging infill development in particular areas of the community, while also regulating this development to assure the quality of life in affected neighborhoods. An effective program will include a) development incentives, improvements to public facilities and services, and streamlined regulations to encourage infill development; b) guidelines for appropriate design, density and location of new infill projects.
<i>Program</i>	Land Assembly for Redevelopment	Acquiring key land parcels where redevelopment is desired, then offering this land for sale to private developers, frequently at below-market value.
<i>Program</i>	Land Use Guidance (Point) System (DCA Model Code 6-6)	A simple project rating system that can be used as a supplemental growth management tool.
<i>Program</i>	Land Value Taxation	A property tax system based on the site-only value of the land, not taking into account improvements (buildings, etc.) on the land. This encourages efficient use of land, particularly in urban areas, and leads to infill and

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		rehabilitation in existing neighborhoods. Land value taxation is similar to a split-rate property tax (see that recommendation).
<i>Program</i>	Pre-Development Meeting	Meeting between staff and developer prior to formal application in order to determine if proposal is likely to be approved, and to explain application review and approval process.
<i>Program</i>	Property Tax Exemption Programs	Exempting identified properties or geographic areas from portion of taxes in order to prevent gentrification, encourage redevelopment, and sustain in-town neighborhoods.
<i>Program</i>	Site Plan Review	A graphic representation of all of the existing and proposed characteristics of a parcel or parcels of land. The purpose of the site plan review process is to determine compliance of a proposed development with applicable city/county ordinances in a concise, efficient manner.
<i>Program</i>	Split-Rate Property Tax	Taking the value of a property and splitting it into two parts, the value of the land and the value of the buildings/improvements, and charging a higher rate of taxation on the value of the land. This encourages efficient use of land, particularly in urban areas, and leads to rehabilitation and infill in existing neighborhoods. A split-rate property tax is a modified version of land value taxation (see that recommendation).
<i>Program</i>	Streamlined Development Permitting	Revising the local development review process to make it easier to obtain necessary approvals, particularly for innovative quality growth types of development. Revisions may include removing or combining unnecessary approval steps or publishing a step-by-step guide to the review process.
<i>Program</i>	Transferable Development Rights	Enables landowners in an area planned to remain as open space to sell their property development rights for use in other "receiving" areas of the community where higher density development can be accommodated. Purchasing these additional development rights enables developers to build at higher density than would otherwise be allowed in the "receiving" areas.
<i>Regulation</i>	Cluster Development (DCA Model Code 4-7)	Commercial, residential or mixed-use developments in which a significant portion of the site is set aside as undivided, permanently protected open space, while the buildings (houses, shops, etc.) are clustered on the remainder of the property.
<i>Regulation</i>	Cluster Zoning	Cluster zoning has been defined as an innovative land use control device for grouping or "clustering" building to increase densities on some portion

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		of the development area in order to open the remaining area to recreational and other purposes.
<i>Regulation</i>	Design Review (DCA Model Code 5-2)	Reviewing architecture, aesthetics, and site characteristics of new development to achieve compatibility with existing development and maintain community character
<i>Regulation</i>	Development Performance Standards (DCA Model Code 3-2)	Establishes minimum criteria for assessing whether a particular project is appropriate for a certain area in terms of its impact upon, and compatibility with, surrounding land uses. For example, performance standards might seek to reduce traffic impacts instead of restricting the type of land use for a particular site.
<i>Regulation</i>	Form-Based Codes (DCA Model Code 5-6)	Builds on the idea that physical form is a community's most intrinsic and enduring characteristic, and encourages a certain physical outcome—the form of a community, block, or building—so that planners, citizens and developers can move from a shared physical vision to a built reality. Form-based codes are different from conventional codes based on use, process, performance or statistics, none of which envision or require any particular physical outcome.
<i>Regulation</i>	Incentive Zoning	Granting zoning density increases to private developers in exchange for the provision of specific amenities, such as public improvements, setting aside open space, or providing affordable housing.
<i>Regulation</i>	Interim Development Regulations (DCA Model Code 6-8)	Tools to ensure that urban fringe lands can be developed at urban densities later, even if they might be developed in the “interim” for lower-density residential uses.
<i>Regulation</i>	Land Use Intensity Districts (DCA Model Code 6-1)	Zoning-like districts designed to discourage new development that would create excessive costs or incompatibility with existing uses.
<i>Regulation</i>	Local Permit Requirement for Certain Types of Development (DCA Model Code 6-4)	Provisions for local governments to become the permitting authority for certain large developments that involve a greater than local impact. For example, a housing project with a large number of units, a subdivision with a large number of lots, or a commercial/industrial site developing on a significant amount of acreage.
<i>Regulation</i>	Maximum Block Length, Width and/or Perimeter	Maximum distances for block length, width and/or perimeter, to keep the scale of development small and allow for short distances walkable by pedestrians.
<i>Regulation</i>	Maximum Setback Requirement	Requiring the distance between the right-of-way and buildings to be at a

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		maximum distance rather than a minimum distance. Setting maximums forces development to come closer to the street for walkability, traffic calming, higher density and a more traditional urban feel.
<i>Regulation</i>	Minimum Building Frontage	Land use regulation designed to ensure that the development has a street “presence.” Areas with buildings that frame the street are inviting to pedestrians. Building frontage is especially important in older urban areas and traditional neighborhoods.
<i>Regulation</i>	Minimum Density Requirement	Requiring the number of dwelling units or units of occupancy per acre to meet minimum requirements, encouraging compact development.
<i>Regulation</i>	Mixed Use Zoning	Zoning that allows different types of uses (such as housing, shopping, and offices) to locate within the same district, provided these uses are reasonably related and compatible.
<i>Regulation</i>	Overlay Districts	A mapped area where special regulations on development are applied. An overlay is typically superimposed over conventional zoning districts, but may also be used as stand-alone regulations to manage development in desired areas of the community.
<i>Regulation</i>	Performance-Based Zoning	An alternative to traditional zoning, performance based zoning regulates land use based on a series of performance standards relating to specific impacts of a proposed development. Performance standards can, for example, limit the intensity of development, control the impacts of development on nearby land uses, limit the effects of development on public infrastructure, and protect the natural environment.
<i>Regulation</i>	Performance Standards for Off-Site Impacts (DCA Model Code 3-1)	Regulating land uses that generate noise, odor, smoke, glare from outdoor lighting, or similar nuisances in order to minimize the impacts on neighboring land uses.
<i>Regulation</i>	Planned Unit Developments (DCA Model Code 3-8)	Revising land development regulations to encourage developers to propose planned mixed-use developments for sites they choose in the community. Developer's plans are approved only if they meet specified community standards.
<i>Regulation</i>	Public Nuisance Ordinance (DCA Model Code 3-6)	Protecting the health, safety, welfare, values, and aesthetics of properties by controlling nuisances such as, loud noises, stagnant water, abandoned vehicles, accumulation of junk and tall weeds and grass.
<i>Regulation</i>	Regulations for Adverse Impacts on Abutting Properties) (DCA Model	Manages land uses that generate excess traffic, obnoxious odors and/or excessively loud noises that could have a significant impact on adjacent

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	Code 3-5)	properties.
<i>Regulation</i>	Sign Regulations (DCA Model Code 3-7)	Controlling the aesthetic impact of signage on the community by restricting the location, size, and appearance of advertising signs.
<i>Regulation</i>	Traditional Neighborhood Development (TND) by Floating Districts	Enables building of new TND developments at particular locations proposed by a developer, provided these locations meet certain criteria specified in the ordinance.
<i>Regulation</i>	Traditional Neighborhood Development (TND) by Site Specific Requirements	Requires new TND developments at particular locations determined by the local government.
<i>Regulation</i>	Traditional Neighborhood Development (TND) by TND Ordinance	Land development regulations that require all new developments to incorporate TND principles. TNDs typically include a mix of small lot single family homes, multi-family residences and neighborhood commercial developments all within easy walking distance of one another.

Transportation

TYPE	MEASURE	DESCRIPTION
<i>Inventory</i>	Corridor Study	Identifying and planning for improvement needs along a strip commercial corridor. The study typically involves key stakeholders (property owners, businesses, neighborhood leaders, service providers) to achieve consensus on improvements to be made along the corridor.
<i>Inventory</i>	Local Parking Study	A comprehensive study to determine where parking problems exist in the community, including analysis of where parking is adequate and where it is in short supply, projections of future parking supply/demand, and review of local programs and policies affecting parking.
<i>Inventory</i>	Walkability Audit	An assessment based on commonly used measurements such as connected street networks, high densities of intersections, few dead-ends, short block lengths, and mixed land uses in close proximity to each other.
<i>Program</i>	Access Control Measures	Providing reasonable access to developments, while preserving the safe flow of traffic on an arterial or major collector, often a strip mall environment. Techniques like managing where and how approaches or signals are allowed, use of medians, creation of turn lanes, and supportive local ordinances improve the driving atmosphere. In some cases they also

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		make movement easier and safer for pedestrians and bicyclists.
<i>Program</i>	Bikeway Plan	Providing connectivity to residential neighborhoods, schools, parks, rails-to-trails, community facilities, and neighborhood-related retail centers and ensuring that bicycling is a convenient, safe, and practical means of transportation throughout the community.
<i>Program</i>	Context Sensitive Design (CSD) for Streets	An approach to roadway planning, design, and operation that takes into account compatibility, livability, sense of place, urban design, cost and environmental impacts while meeting transportation goals of safety, efficiency, capacity and maintenance.
<i>Program</i>	Corridor Map (DCA Model Code 6-7)	Designating where the construction and improvement of transportation facilities is expected, indicating the right-of-way of planned transportation facilities.
<i>Program</i>	On-Street Parking Enhancement	Identifying and taking advantage of opportunities to add on-street parking in areas where additional parking is most needed. This may include changing parallel parking to angle parking, converting underused medians, loading areas, turn lanes, or traffic lanes for parking, or narrowing wide sidewalks to add parking.
<i>Program</i>	Parking Bank	Central listing of available parking spaces, intended to inform long term parking users of available parking in their vicinity so that the most convenient parking areas are left for short-term users including visitors, customers and clients of businesses in the area.
<i>Program</i>	Parking Management	Designating a single organization to manage parking matters in the community, including planning for parking, implementing solutions to parking problems, and handling ongoing parking maintenance and enforcement issues.
<i>Program</i>	Redesigning Off-Street Parking Facilities	Linking and redesigning adjacent but separate parking facilities to create more parking spaces and to simplify travel between adjacent businesses.
<i>Program</i>	Right-of-Way Improvements	Any type of public improvement made in a roadway's "right-of-way," which is the strip of land that includes the road itself and the narrow band of publicly owned property on either side of the road where sidewalks, curbing, and utility lines are typically located.
<i>Program</i>	Scenic Byway Nomination	Nominating segments of scenic rural highway for special protection measures. These measures may include litter control, sign regulations, design guidelines, land use controls or similar measures intended to

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		maintain the attractiveness and rural character of the roadway. The protection measures are spelled out in a corridor management plan that must be approved by the state's DOT. Department of Transportation. (Also see scenic corridor overlay district.)
<i>Program</i>	Shared Parking	By encouraging property owners to share their parking facilities, the amount of land needed to develop parking lots is greatly reduced. Shared parking works best in mixed use areas where adjacent buildings are used for different purposes and use parking spaces at different times of day.
<i>Program</i>	Sidewalk and Pedestrian Network Design	An effective sidewalk and pedestrian network creates healthy neighborhoods and commercial areas. Proper design provides for more pedestrian-friendly street environments, affords appropriate access for bicyclists, and facilitates implementation of the community's multi-modal transportation element of its comprehensive plan.
<i>Program</i>	Traffic Calming	Physical improvements designed to decrease traffic speed and increase the pedestrian-friendliness of roadways. Typical traffic calming improvements include bump-outs, pedestrian refuges, landscaped medians, raised crosswalks, narrower traffic lanes, and creation of on-street parking.
<i>Program</i>	Traffic Impact Studies (DCA Model Code 7-6)	Enabling local governments to determine the transportation demands of development proposals and provide for reduction of adverse impacts on the transportation system.
<i>Program</i>	Trails and Greenway Networks	Trails and greenways positively impact individuals and improve communities by providing not only recreation and transportation opportunities, but also by influencing economic and community development.
<i>Program</i>	Transit-Oriented Development	Transit-oriented development (TOD) results in mixed-use neighborhoods that support and benefit from their proximity to public transit. TODs can enhance economic development and promote more sustainable patterns of urban growth.
<i>Program</i>	Transportation Demand Management (TDM)	Increasing the efficiency of the existing transportation system through programs like ride sharing, parking management, vanpooling, transit pass subsidies, congestion pricing, telecommuting and flextime.
<i>Program</i>	Transportation Enhancement Program	Providing grant funds for alternative transportation projects, such as sidewalks, bike trails, rail depot renovations, and streetscape

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		improvements. A diverse array of projects are eligible for funding, including those related to cultural, natural, and scenic elements of the transportation network.
<i>Program</i>	Using Public Transit as a Development Incentive	Using public transit to organize the arrangement of higher density land uses, particularly multifamily developments, and to provide equitable access to jobs and amenities.
<i>Program</i>	Walkability	Neighborhood design for walkability is concerned with the extent and size of the sidewalk network, its internal and external connectivity, and the attractiveness and security of the sidewalks and street crossings.
<i>Regulation</i>	Adopt Level of Services Standards	A set of operating conditions describing the ability of a road network to handle traffic. Traffic engineers use this information to determine a roadway's ability to provide adequate capacity for the volume of traffic (number of vehicles) using the road.
<i>Regulation</i>	Alternative Street Standards (DCA Model Code 2-5)	Providing for alternative street specifications that will reduce construction costs to developers, including minimized right-of-way widths, pavement widths, turnaround dimensions, intersection curb radii, addition of bicycle lanes, etc.
<i>Regulation</i>	Bicycle Facility Standards (DCA Model Code 2-6)	Ensuring safe, adequate and well-designed facilities are provided for bicyclists, including pavement markings, signage, and intersection crossings.
<i>Regulation</i>	Development Regulations for Highway Interchange Areas (DCA Model Code 6-2)	A partial-zoning scheme to guide future development surrounding highway interchanges.
<i>Regulation</i>	Flexible Parking Standards	Revising land development regulations to remove rigid parking requirements that typically result in an oversupply of unnecessary parking spaces. Revisions may include reducing the number of required parking spaces, or allowing shared parking between adjacent facilities.
<i>Regulation</i>	Flexible Street Design Standards	Revising street design requirements in local development regulations to adjust streets to the scale of the neighborhood and types of traffic they serve. Revisions may include reducing required street widths, requiring bicycle lanes, or adding on-street parking.
<i>Regulation</i>	Rural/Suburban Arterial Corridor Overlay (DCA Model Code 4-9)	Establishing an amenity zone adjacent to arterial corridors to provide for sidewalks and other enhancements, and to manage development so as to avoid a strip commercial pattern.

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<i>Regulation</i>	Scenic Corridor Overlay District (DCA Model Code 4-8)	Protect scenic views by requiring land uses to complement rather than detract from scenic experience. (Also see scenic byway nomination.)
Intergovernmental Coordination		
TYPE	MEASURE	DESCRIPTION
<i>Inventory</i>	Identify Areas of Coordination with Other Programs, Jurisdictions, Agencies and Organizations	Local governments, within other planning or program jurisdictions, must ensure consistency regarding goals, objectives, plans and programs: <ul style="list-style-type: none"> - Governor's Greenspace Program - Coastal Management Program - Appalachian Regional Commission - Water Planning Districts - Transportation Requirements for Non-Attainment Areas
<i>Inventory</i>	Identify Areas of Planning Coordination with Other Governments and Public Entities	Local governments should strive to maintain consistency, regarding goals, objectives, plans and programs, with other local governments, agencies and authorities: <ul style="list-style-type: none"> - Comprehensive plans of adjacent or potentially affected local governments - Annexation, municipal incorporation, and joint service delivery areas - Applicable portions of plans of school boards and other public entities related to the siting of new facilities that may require local government service support and affect land use patterns
<i>Program</i>	Establish Mediation Processes or Informal Means to Resolve Conflicts with Other Local Governments	Intervention into a dispute by a neutral third party, called a mediator, who is acceptable to all participants. The mediation process sets ground rules that promote fair play and principled debate. The goal of mediation is a "memorandum of agreement" signed by all parties. This is simply a written document specifying what will be done by each party to implement the solution to the dispute.
<i>Program</i>	Establish Processes for Joint Decision-Making About Facilities and Infrastructure	Create and maintain processes for joint decision-making, and strategies for collaborative planning, about facilities and infrastructure: <ul style="list-style-type: none"> - location and extension of public facilities (with the entities responsible for provision and maintenance of the public facilities) - siting of facilities with county-wide significance, such as water supply

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		reservoirs, water and wastewater treatment facilities, solid waste disposal facilities, etc.
<i>Regulation</i>	Coordinated Development Review Process	Coordinating development review, with all parties involved, to streamline process and decrease overall review time.
<i>Regulation</i>	Development Agreement (DCA Model Code 6-3)	Setting out regulations that will apply to a phased development in an agreement between a local government and a developer.
<i>Regulation</i>	Intergovernmental Service Agreement (DCA Model Code 7-5)	Provisions for cities and counties to share resources in the areas of planning, land use regulation, building inspection, and code enforcement.
<i>Regulation</i>	Service Delivery Strategy	Establishing a service delivery strategy, for the current and future provision of local services, that promotes effectiveness, cost efficiency, and funding equity.
Other		
TYPE	MEASURE	DESCRIPTION
<i>Program</i>	Community Visioning	Defining a community's hopes and aspirations through intensive participation at public meetings.
<i>Program</i>	Design Charrette	An intensive, multi-disciplinary, interactive and creative workshop process that enables discussion and teamwork among stakeholders (including architects, community groups, developers, and neighbors) in the development of ordinances or the design of particular projects.
<i>Program</i>	Education/Marketing Campaign	Educating stakeholders on the benefits of various growth management practices, in order to reduce potential opposition and dispel commonly held misconceptions.
<i>Program</i>	Effective Public Involvement Process	An effective public process includes involvement of appropriate parties, and meaningful input from them, at each of the major steps in the planning process. An effective public involvement process contributes to the environmental, financial, and social sustainability of projects by improving project performance and sharing accountability for project outcomes.
<i>Program</i>	Visualization Techniques	Visualization techniques help draw citizens into the planning process.

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		<p>These tools take advantage of the human capacity to process visual information quickly and efficiently, allowing citizens to experience different alternatives that are difficult or impossible to visualize when presented in raw data form. Types of techniques include visual preference surveys, computer imaging, and interactive software that allows users to “paint” their own changes to an image during public meetings.</p>
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